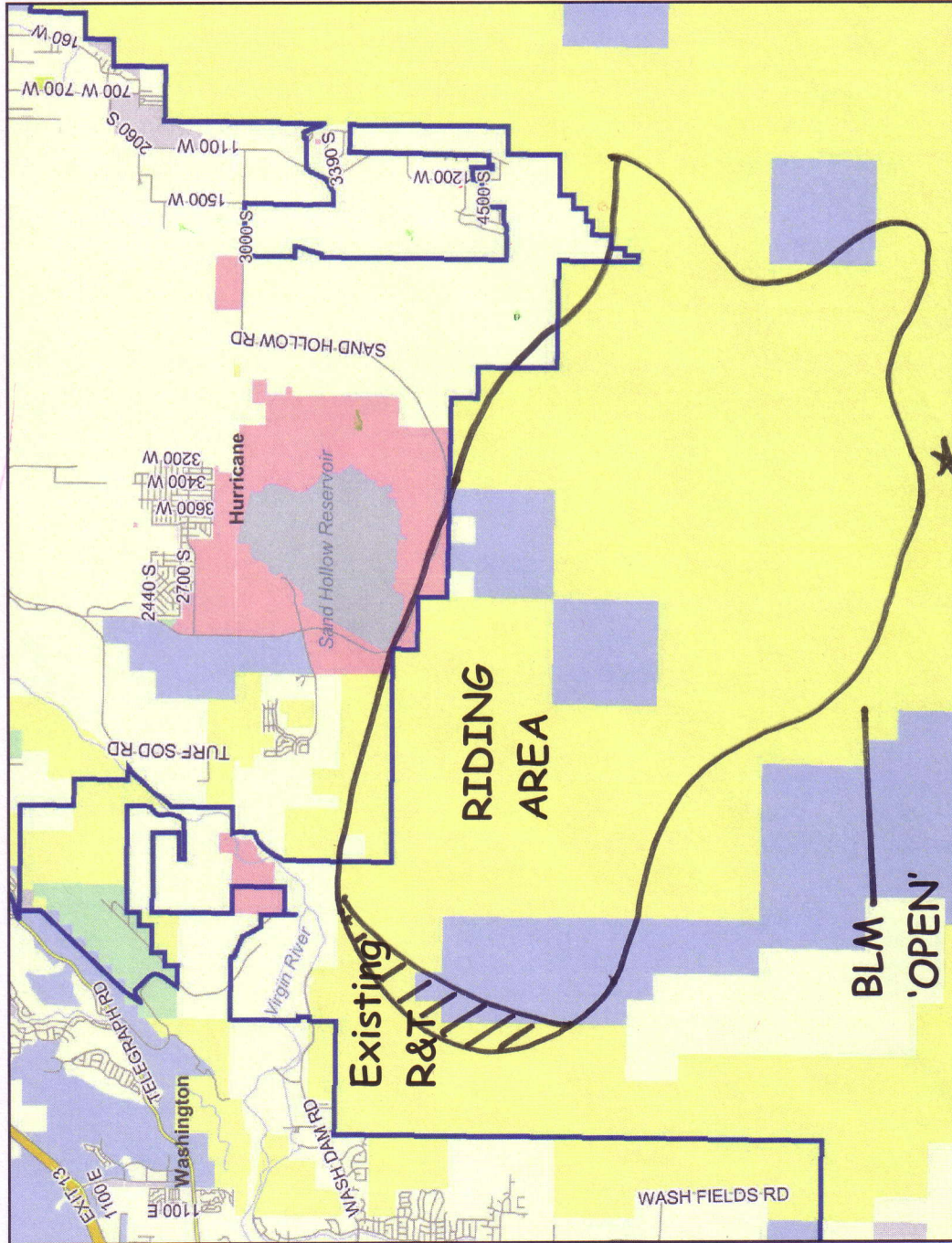




Hurricane Sands



0 1.8 3.6 5.4 mi.

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder

Map center: 4089264, 10003294

Tracks - Closed

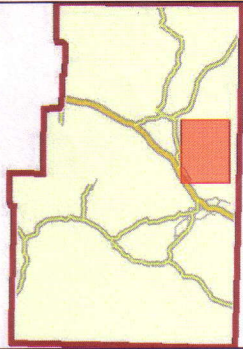
Dino

Scale: 1:100,951



Legend

- Towns
- Municipalities
- Streets
 - Major
 - Primary Route
 - Secondary Route
 - Minor
- Waterbodies
- Water Courses
- MAJOR PIPELINE CANAL
- Parcel Ownership
- U.S. Forest Service
- Bureau of Land Management
- State of Utah
- Wilderness Area
- Shivwits Reservation
- National Park Service
- State Park
- Washington County
- Utah Division of Transportation
- Municipally Owned
- Water Conservancy District
- School District



Grassy Meadows Sky Ranch

Landowners Association

P.O. Box 141
Hurricane, UT 84737

March 5, 2009

Washington County Planning Commission
Administration Building
197 East Tabernacle St, St. George, UT 84770

Dear Commission Members:

It is our understanding that an application has been made to you by Jim Clay for an extension of his Conditional Use Permit to operate ATV and jeep wilderness tours on Sand Mountain, BLM Land, with staging area located south of Grassy Meadows Sky Ranch. We, the members of the board of trustees of the Grassy Meadows Sky Ranch Landowners Association, wish to strongly protest the extension of this Conditional Use Permit.

Mr. Clay and his associates regularly position their vehicles from his home at 4310 South 1141 West, in Grassy Meadows Sky Ranch in violation of our community CC&R's. We have had numerous complaints about the noise these vehicles make and the fact that his operation has managed to damage our aircraft taxiways in some instances. His operation flies in the face of our rules for quiet enjoyment by property owners and our rules against operating a commercial business from outside your home.

Please allow us to respectfully recommend that Mr. Clay moves his operation to another location and that he not be allowed to continue to operate out of our community.

Board of Trustees
Dave Morrison - President
Karl Douglas
Douglas Durbano
Jerry Mercer
Eric Scheumann

**Washington County Planning Commission Meeting
March 13, 2007**

ITEM #5. CONDITIONAL USE PERMIT. Request permission for ATV and jeep wilderness tours on Sand Mountain, BLM Land, with staging area located south of Grassy Meadows Sky Ranch. Jim Clay, applicant.

The planner explained that the applicant has been permitted for ATV and jeep wilderness tours through BLM for the Sand Mountain area since 2000. With their recent move from Washington City to the Sky Ranch area and the need for a County Business License, it was discovered that the applicant was operating in the County without a Conditional Use Permit. They have a valid Special Recreation Permit from BLM, which was recently extended for another 10 years, until December 2016. The applicant is a certified ATV Safety Instructor and trained in CPR, with the Utah Emergency Medical Training Council. Mr. Clay has submitted a pre-ride checklist, safety talk outline, and survival box contents for the commission's review. A certificate of liability insurance for \$100,000.00 was submitted, with the County being named insured endorsement. There are 9 ATV's and one Jeep used on these tours beginning at 7:00 or 8:00 a.m. and the evening sunset tours ending by 8:00 p.m. The applicant has provided a letter from BLM acknowledging the staging area, and approval for its use.

Jim Clay, applicant, explained that approximately six or seven ATV's and one jeep are used on each tour, except on corporate rides which require additional guides. All of the ATV's are single occupant vehicles. Riders younger than fifteen years of age must take a safety course. The applicant provides special training in the BLM staging area using cones to make sure that every driver can safely navigate the vehicle. Nighttime rides are only offered for experienced drivers. The season is typically from Spring Break through Christmas.

There was a discussion regarding possible hazards, including barbed wire fences and livestock. Mr. Clay knows where all the barbed wire fences are located, and is able to avoid them. The majority of livestock are moved during the summer months to cooler areas.

There was a discussion regarding sanitation provisions. Mr. Clay explained that the BLM has instructed them to dispose of waste by digging a hole six to eight inches deep, with a small shovel that he carries in his survival box, and burying it. There are no porta-potties at the staging area, so Mr. Clay instructs his riders to stop at a local convenience store and use the facilities beforehand.

Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit, for a period of one (1) year, subject to applicant being alert to safety hazards, caution around livestock, fencing and compliance to age and training requirements. Commissioner Christopher seconded the motion. Four (4) commissioners voted Aye. The motion carried.

**Washington County Planning Commission Meeting
March 11, 2008**

Item #6. CONDITIONAL USE PERMIT EXTENSION. Review extension for ATV and jeep wilderness tours on Sand Mountain, BLM Land, with staging area located south of Grassy Meadows Sky Ranch. Jim Clay, applicant.

The planner explained that this is an automatic annual review for ATV and jeep wilderness tours. As reviewed previously, the applicant has been permitted through BLM for the Sand Mountain area since 2000. With their recent move from Washington City to the Sky Ranch area and the need for a County Business License, we found that the applicant was operating in the County without a Conditional Use Permit. They have a valid Special Recreation Permit from BLM, which was recently extended for another 10 years, December 2016. The applicant is a certified ATV Safety Instructor and trained in CPR, with the Utah Emergency Medical Training Council. Mr. Clay has submitted a pre-ride checklist, safety talk outline, and survival box contents for the commission's review. A certificate of liability insurance for \$100,000.00 was submitted, with the County being named insured endorsement. There are nine ATVS and one Jeep used on these tours beginning at 7:00 or 8:00 a.m. and the evening sunset tours ending by 8:00 p.m. There are approximately six jeep tours during the year. Staff has asked that the applicant submit a letter from BLM acknowledging the staging area, which the applicant provided.

Gina Clay, applicant, explained that there are no rentals, only guided tours, ranging from two hours to six hours on BLM land. About 95% of the riders are inexperienced. There is also one new rhino vehicle, with seatbelts that hold two adults the front and two children in the back. The applicants take trash bags and pick up trash along the route.

Motion was made by Commissioner Ford to recommend approval for a Conditional Use Permit Extension for ATV and jeep wilderness tours on Sand Mountain, BLM Land, with staging area located south of Grassy Meadows Sky Ranch, subject to continued compliance with terms of the original approval. Commissioner Christopher seconded the motion. Four(4) commissioners voted Aye. The motion carried